

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326  
REGULAR MEETING MINUTES  
October 25, 2005  
7:00 P.M.**

**AGENDA ITEM**

**1. CALL TO ORDER**

Chairman Hawley called the meeting to order at 7:01 p.m.

**2. ROLL CALL**

Members Present: Chairman John Hawley, Boardmember Carol Kempiaik, Boardmember Jim Zwerg, Boardmember Ruben Jimenez, Boardmember Annette Napolitano, Boardmember Tana Wrublik, and Alternate Boardmember Boyd Richardson. Vice Mayor Chris Urwiller was present from Council.

Members Absent: Boardmember Dave Rioux

Departments Present: Town Manager Carroll Reynolds, Town Attorney Chris Schmalz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Marshall Bob Costello, Fire Chief Scott Rounds, and Town Engineer Woody Scoutten.

**3. APPROVAL OF MINUTES**

Motion made by Boardmember Wrublik and seconded by Alternate Boardmember Richardson to approve the minutes from the October 11, 2005 minutes as presented. Motion passed unanimously.

**4. OLD BUSINESS:**

None

**5. NEW BUSINESS:**

**5A. KaCourt Plaza Annexation-A05-09**

Planner Quinn Newton presented the Board with the staff report. A public hearing was opened to hear citizen input at 7:06 p.m. There being no comments from the public the hearing was closed at 7:06 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the annexation of a 29 acre parcel located at the northeast corner of Jackrabbit and Indian School Road. Motion passed unanimously.

**5B. Henry Park Rezone-RZ05-12**

Planner Quinn Newton presented the Board with the staff report. A public hearing was opened to hear citizen input at 8:38 p.m. There being no comments from the public the hearing was closed at 8:38p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve the rezoning of a 320± acres parcel, located generally at the southwest corner of Broadway and Dean Road, from R-43 to Planned Community. Motion passed unanimously.

**5C. Site Plan Approval- Phase 1B Linear Park and Parking- SP05-27**

Planner Brian Rose presented the Board with the staff report and explained that this is a private park and it had been properly posted and advertised with no public comments. A public hearing was opened to hear citizen input at 7:12 p.m. There being no comments from the public the hearing was closed at 7:12p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the site plan for the Phase 1B Linear Park and Parking Lot located generally west and east of the intersection of Indian School Road and Sunrise Lane, generally east of Acacia Way along Acacia Wash and generally along portions of Lost Creek Road, west of Verrado Way within Verrado Master Planned Community with all stipulations. Motion passed unanimously.

**5D. Village at Sundance Preliminary Plat-PP05-28**

Planner Quinn Newton presented the Board with the staff report. An agreement with the school district is in progress and notice has been given to surrounding land owners. Fire Marshall Bob Costello told the Board that this would be served by the Westpark Fire Station. Chairman Hawley was pleased with the 65 foot by 90 foot lot sizes but was concerned about the land bordering Buena Vista having two-story housing. Attorney Robert Bisourno representing Bues-Gilbert was available to answer the Board's questions and presented a drawing of the development. The developer would be responsible for a temporary traffic and signal solution until the final road is

completed. A public hearing was opened at 7:43 p.m. to hear citizen input on the preliminary plat approval. Buckeye North homeowner Susan Ward voiced her concerns about water availability and water pressure not being sufficient for numerous residences. Fire Marshall Bob Costello stated that stipulation #27 addressed this issue and it will elevate the water pressure. Planner Quinn Newton stated that the Water Expansion Project with Valencia Water Facility will effectively increase water pressure in that area. Land owner Dave Dertch was concerned that 247<sup>th</sup> Avenue would pose hazardous traffic conditions. Engineer Scott Ziprich from Woody Scoutten's office told the Board and audience that the developer has gone to great lengths to get neighbor participation for the meetings. Mr. Ziprich stated that there were about 30 people attending and that the developer has put in a lot of effort to accommodate the neighborhood. There being no further input from the public the hearing was closed at 7:53 p.m. When asked by Boardmember Napolitano who was responsible for the cost of the road Mr. Ziprich stated that the developer is required to put in at least two lanes and will build a median on the east and west lane with the approval of the County. Motion made by Boardmember Kempiak and seconded by Boardmember Wrublik to approve the Preliminary Plat for a 171± acre parcel consisting of 602 single family lots generally located at the northeast corner of 247<sup>th</sup> Avenue and the lower Buckeye Road Alignment with all stipulations and added stipulation #34 stating "no two story homes shall be built adjacent to Buena Vista Development". Motion passed unanimously.

#### **5E. Yuma and Rainbow Preliminary Plat- PP05-33**

Planner Brian Rose presented the Board with the staff report. Engineer Scott Ziprich from Woody Scoutten's office told the Board that Durango Road would end at Rainbow Road with a utility easement for landowners to the north and to the south. Bruce Larson of RBF Consulting stated that ballards would be placed in front of the easement so there would be no through traffic except homeowner's access. A public hearing was opened at 8:16 p.m. to hear citizen input on the preliminary plat. There being no comment from the public the hearing was closed at 8:16 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the preliminary plat for approximately 73.93 acres located on the west side of 223<sup>rd</sup> Avenue, south of Yuma Road and north of Durango Road with all of the stipulations and the addition of stipulation #14 stating "developers pay for water and sewer connection fees". Motion passed unanimously.

#### **5F. Henry Park General Plan Amendment-GPA05-05**

Planner Brian Rose presented the Board with the staff report. The developer is requesting an amendment to the Master Plan to rezone to Planned Community. A public hearing was opened at 8:36 p.m. to hear citizen input on the proposed amendment. There being no comment from the public the hearing was closed at 8:36 p.m. Motion made by Boardmember Napolitano and seconded by Boardmember Wrublik to approve the amendment to the General Plan at the southwest corner of Broadway Road and Dean Road, generally between Dean Road and Rainbow Road, and between Broadway Road and Southern Road, from Mixed Economic, Single Family and Heavy Industrial to Master Planned Community totaling 479± acres with the added stipulation B which states "property shall be developed in substantial conformance with the land uses identified in the land use exhibit". Motion passed unanimously.

#### **5G. Henry Park Community Master Plan- CMP05-07**

Planners Quinn Newton and Ian Dowdy displayed the plan map and were available to answer the Board's questions. Attorney Steve Earl from Earl, Curley, and LeGard explained how the setbacks from the road were reflected in the architecture of the houses by bringing the home forward, not the garage, to the street. The school would be in both the Liberty and Buckeye attendance area so the developer would pay the project fees and the school districts may agree on attendance areas. Fire Marshal Bob Costello stressed the importance of monitoring development and site plans because expansion is a concern for the fire department. A public hearing was opened at 8:53 p.m. to hear citizen input on the Henry Park Master Plan. There being no comment from the public the hearing was closed at 8:53 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the Community Master Plan at the southwest corner of Broadway Road and Dean Road, generally located between Dean Road and Rainbow Road, and between Broadway Road and Southern Road, totaling 479± acres with all stipulations. Motion passed unanimously.

#### **6. COMMENTS FROM THE PUBLIC**

None

## **7. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD**

### **Kiosk Program**

Development Department Manager Suparna Dasgupta reported that Development is anxious to identify what is best for Buckeye and is ready to move forward with it. Several sign companies have been contacted to prepare signage for presentation to the Board.

### **Checker Auto-Wall**

An email was received from Town Engineer Woody Scoutten regarding the progress since the site plan was received. The plans are being reviewed and the project will hopefully start by the end of November with a completion date of late December.

### **Water Availability Study**

Town Public Information Officer Bob Bushner prepared a response for the study being done by CMX. The Hassayampa sub basin study is being done by Baron and Caldwell.

### **Other**

MAG is constructing a guide to transportation and regional studies.  
Concerns about the different types of housing were discussed on a tour given by the Development Department.

## **8. REPORTS FROM STAFF/BOARD**

### **Community Development Director's Report- NONE**

**Boardmember Napolitano**-Will not be attending the next meeting due to election.

**Boardmember Rioux**-Absent

**Boardmember Kempiaik**-Thanked staff for the report.

**Chairman Hawley**-None

**Boardmember Wrublik**-Enjoyed field trip

**Boardmember Zwerg**-Will not attend next meeting. Feels emergency dispatching problems in Phoenix are due to inadequate reporting of annexations and wants this to be an item of discussion for the next meeting.

**Boardmember Jimenez**-Liked report from staff.

**Alternate Boardmember Richardson**-Enjoyed field trip.

## **9. ADJOURNMENT**

Motion made by Boardmember Napolitano and seconded by Boardmember Kempiaik to adjourn the meeting at 9:14 p.m. Motion passed unanimously.

**ATTEST:**

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**John Hawley, Chairman**

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**Lucinda Aja, Deputy Clerk**

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Meeting held on the 25th day of October, 2005. I further certify that a quorum was present.

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**Lucinda Aja, Deputy Clerk**

Development Board Minutes  
October 25, 2005  
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November 8, 2005

To: Development Board  
From: Lucinda Aja  
Re: October 25, 2005 Regular Meeting Minutes Correction

Please accept the following corrections for the October 25, 2005 Regular Development Board Minutes:

- Deleted Boardmember Rioux's name from the "Members Present" list.
- Deleted Alternate Boardmember Richardson's first name from Item 3, Approval of Minutes.

Thank you for your consideration.